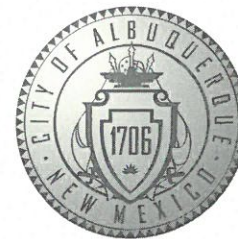


CITY OF ALBUQUERQUE



December 2, 2019

David Soule
Rio Grande Engineering
PO BOX 93924 Albuquerque NM 87199
Albuquerque, NM 87199

**Re: McMahon Carwash
McMahon & Fineland
Traffic Circulation Layout
Engineer's/Architect's Stamp 11-18-19 (A11D016A)**

Dear Mr.Soule,

Based upon the information provided in your submittal received 11-20-19, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Identify all existing access easements. Please show all the key notes on the drawings.
2. Please list the width and length for all existing and proposed parking spaces. Some dimensions are not shown. For angled parking please follow the following table.

Table 3.11-2: Dimensions for Standard Angle Parking

Angle (A)	Stall Length (L)	Stall Width (W)	Stall Depth (H)	Drive Aisle (D)
30°	32.7'	17'	16.4'	11'
45°	26.5'	12'	18.7'	11'
60°	22.9'	9.8'	19.8'	15'
75°	20.3'	8.8'	19.6'	22'
90°	18'	8.5'	18'	24'

3. The ADA accessible spaces must include an access aisle. Van accessible aisles should be 8ft wide; all others should be 5ft wide.
4. The ADA access aisles shall have the words **"NO PARKING"** in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tire would be placed. (66-1-4.1.B NMSA 1978)
5. Show all drive aisle widths and radii. Some dimensions are not shown.
6. Refuse vehicle maneuvering shall be contained on-site. The refuse vehicle shall not back into the public right of way.; provide a copy of refuse approval.

7. It is not apparent what type of pavement surface is being proposed. A hard driving surface will be required as part of this proposed project for parking area and drive aisles.
8. Show the clear sight triangle and add the following note to the plan:
"Landscaping and signage will not interfere with clear sight requirements. Therefore, signs, walls, trees, and shrubbery between 3 and 8 feet tall (as measured from the gutter pan) will not be acceptable in the clear sight triangle.
9. Shared Site acces: driveways that straddle property lines, or are entirely on one propertybut are to be used by another property, shall have an access easement. Please include a copy of your shared access agreement with the adjacent property owner.

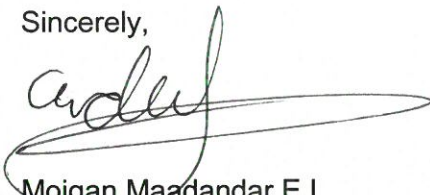
Once corrections are complete resubmit

1. The Traffic Circulation Layout
2. A Drainage Transportation Information Sheet (DTIS)
3. Send an electronic copy of your submittal to PLNDRS@cabq.gov.
4. The \$75 re-submittal fee.

for log in and evaluation by Transportation.

If you have any questions, please contact me at (505) 924-3675

Sincerely,

A handwritten signature in black ink, appearing to read 'Mojgan Maadandar', with a large, sweeping horizontal stroke underneath.

Mojgan Maadandar, E.I.
Associate Engineer, Planning Dept.
Development Review Services

\MM via: email
C: CO Clerk, File